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Appendix A: Land Use and Densities

Existing Land Use and Densities

As demonstrated in Table A.1, the primary land uses in the project area are mixed industrial and mixed office, much of which is government owned. The Capper Carrollsburg public housing north of M Street includes the only residential units in the project area, and there are few retail uses in the Near Southeast.

Concentrations of office space, industrial uses, and residential units are all tightly clustered, with little overlap in uses or connection between residential and office areas. Open space makes up 11 percent of the total land area in the Southeast, the majority of which is located at the eastern edge of the site at the foot of Anacostia Park. Much of the area's limited open space is also in poor condition and underutilized, and is isolated from residential and office uses.

TABLE A.1 Existing Land Use and Densities										
note: land areas are approximate										
Neighborhood Sub-Area	Primary Land Use	Land Area (Acres)	Parcel Area (Acres)	Street Area (Acres)	Open Space Area (Acres)	Residential Units	Number of Residents	Office Area (SF)	Number of Employees	Commercial/Retail Area (SF)
South Capitol Gateway	mixed industrial	85	51	34	0	0	0	350,000	2,000	0
Canal Blocks	mixed industrial	23	7	16	0	0	0	300,000	1,700	5,000
Capper / Carrollsburg HOPE VI	residential	33	21	12	0	850	1,840	350,000	2,000	15,000
U.S. Marine Barracks	vacant	15	6	6	3	0	0	0	0	0
8th Street Historic District	mixed commercial	19	6	10	3	0	0	100,000	600	25,000
East M Street	office / industrial	58	30	21	7	0	0	200,000	1,200	0
Washington Navy Yard	office	76	70	0	6	10	10	1,800,000	10,800	0
Southeast Federal Center	vacant / office	55	55	0	0	0	0	50,000	300	0
WASA	industrial	14	11	3	0	0	0	0	0	0
TOTAL		378	257	102	19	860	1,850	3,150,000	18,600	45,000

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Proposed Land Use and Densities

Residential development in the Near Southeast is currently confined to the 706 units in the HOPE VI development area and a scattered few additional units throughout the project area (totaling less than 20 overall). The Near Southeast Framework sets forth a vision for comprehensive neighborhood development that includes a significant increase in residential density throughout the project area.

This residential development will be coupled with community-friendly retail, including grocery stores, eating establishments, and other neighborhood amenities, which will support the residential community as well as the growing office community in the Near Southeast.

The total number of residential units in the Framework is over 5,000—a considerable increase to the 860 units that currently exist in the Study Area. There will be up to 750,000 square feet of retail, based on the growing needs of the residential and office population in the Near Southeast.

Office development will continue at a rapid pace, and in the Framework vision total commercial space will reach over 16 million square feet. With attention to the design, density, and use guidelines laid out in the Framework, this office growth will be incorporated into the fabric of highly mixed-use neighborhood. The M Street Corridor will continue to grow as a commercial center as office development spreads along this artery, and ground-floor retail extends M Street activity past the end of the work-day.

TABLE A.2 Proposed Land Use and Densities										
note: land areas are approximate										
Neighborhood Sub-Area	Primary Land Use	Land Area (Acres)	Parcel Area (Acres)	Street Area (Acres)	Open Space Area (Acres)	Residential Units	Number of Residents	Office Area (SF)	Number of Employees	Commercial Retail Area (SF)
South Capitol Gateway	mixed-use	85	34	41	10	600	1,310	8,000,000	45,700	160,000
Canal Blocks	mixed-use	23	9	11	3	1,600	3,520	2,000,000	11,400	100,000
Capper / Carrollsburg HOPE VI	residential / mixed-use	33	10	21	2	1,150	2,530	600,000	3,400	60,000
U.S. Marine Barracks	residential	15	6	6	3	230	510	0	0	0
8th Street Historic District	mixed commercial	19	6	9	4	5	10	0	0	50,000
East M Street	office / civic	58	11	27	20	0	0	700,000	4,000	30,000
Washington Navy Yard	office	76	70	0	6	10	20	1,800,000	10,800	0
Southeast Federal Center	mixed-use	55	26	21	8	1,000	2,200	3,700,000	21,200	350,000
WASA	mixed-use	14	4	6	4	500	1,100	0	0	0
TOTAL		378	176	142	60	5,095	11,200	16,800,000	96,500	750,000